

ORDINANCE NO. _____

AN ORDINANCE REZONING ONE TRACT OF LAND TOTALING 1.711 ACRES, BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B", "C", "D", and "E" attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

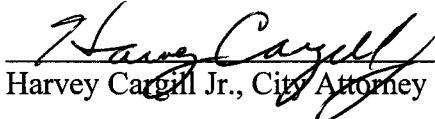
PASSED, ADOPTED and APPROVED this 14th Day of December 2000.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



Harvey Cargill Jr., City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from A-O Agricultural-Open to PDD-B Planned Development for Business.

1.711 acres being situated in the Maria Kegans League, Abstract No. 28, College Station, Brazos County, Texas. Said tract being a portion of Block 4, Harvey Hillside, according to the Master Plat of Harvey Hillside, recorded in Volume 264, Page 484 of the Deed Records of Brazos County, Texas and being the same tract of land Called 1.707 acre as described by a deed to Syed Hyder, recorded in Volume 2105, Page 250, of the Official Public Records of Brazos County, Texas. Said tract being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically in Exhibit "E".

Purpose: This district is designed to allow a restaurant use.

CB Business Commercial Zoning district requirements shall be applicable except as specifically modified in the attached standards and concept plan, Exhibits C and D.

**METES AND BOUNDS DESCRIPTION
OF A
1.711 ACRE TRACT
PORTION BLOCK 4
HARVEY HILLSIDES
MARIA KEGANS LEAGUE, A-28
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

0
3
4
3
5

0
0
3
1
5

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 4, HARVEY HILLSIDES, ACCORDING TO THE MASTER PLAT OF HARVEY HILLSIDES, RECORDED IN VOLUME 264, PAGE 484 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 1.707 ACRE AS DESCRIBED BY A DEED TO SYED HYDER RECORDED IN VOLUME 2105, PAGE 250 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 30 (120' R.O.W.) MARKING THE COMMON CORNER OF SAID 1.707 ACRE TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO MARK DUDLEY RECORDED IN VOLUME 2508, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID DUDLEY TRACT ALSO BEING KNOWN AS LOTS 42 AND 43, BLOCK 1, HARVEY HILLSIDES, ACCORDING TO THE PLAT OF BLOCK 1, HARVEY HILLSIDES, RECORDED IN VOLUME 263, PAGE 485 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE:

S 49°51' 00" E ALONG THE COMMON LINE OF SAID 1.707 ACRE TRACT AND SAID DUDLEY TRACT FOR A DISTANCE OF 247.40 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 1.707 ACRE TRACT AND A CALLED 3.329 ACRE TRACT AS DESCRIBED BY A DEED TO MARY D. ALLEN RECORDED IN VOLUME 2338, PAGE 322 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 3.329 ACRE TRACT BEING A PORTION OF SAID BLOCK 4 AND ALL OF LOT 2, BLOCK 2, ACCORDING TO THE PLAT OF BLOCK 2, HARVEY HILLSIDES, RECORDED IN VOLUME 263, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 2 INCH IRON PIPE FOUND ON THE NORTHWEST LINE OF VISTA LANE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOT 42, BLOCK 1 AND SAID 3.329 ACRE TRACT BEARS: S 49°51' 00" E FOR A DISTANCE OF 541.47 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF HARVEY HILLSIDES, 263/485, 263/487 AND MASTER PLAT 264/484);

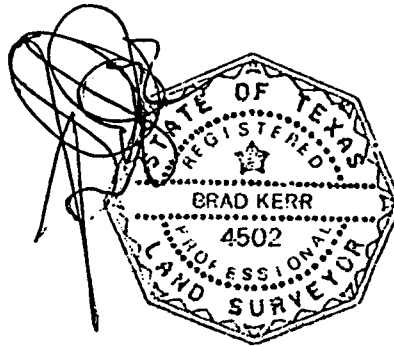
THENCE: S 45° 03' 00" W THROUGH SAID BLOCK 4 AND ALONG THE COMMON LINE OF SAID 1.707 ACRE TRACT AND SAID 3.329 ACRE TRACT FOR A DISTANCE OF 312.70 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 0.97 ACRE TRACT AS DESCRIBED BY A DEED TO OSCAR PARULIAN AND WIFE, SWANY PARULIAN RECORDED IN VOLUME 2367, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A COMMON CORNER OF SAID 1.707 ACRE TRACT AND SAID 3.329 ACRE TRACT;

THENCE: N 45° 03' 00" W CONTINUING THROUGH SAID BLOCK 4 AND ALONG THE COMMON LINE OF SAID 1.707 ACRE TRACT AND SAID 0.97 ACRE TRACT FOR A DISTANCE OF 246.50 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 MARKING THE COMMON CORNER OF SAID 1.707 ACRE TRACT AND SAID 0.97 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 MARKING THE WEST CORNER OF SAID 0.97 ACRE TRACT BEARS: S 45° 03' 00" W FOR A DISTANCE OF 110.00 FEET;

THENCE: N 45° 03' 00" E ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 FOR A DISTANCE OF 292.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.711 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND MARCH, 1999. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 1999.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

D:\work\99-355.mab



HONORABLE KERRY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

Apr 01, 1999

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the said records of
BRAZOS COUNTY,
as stamped herein by me.

AS A
Recordings
Document Number 0691814
Amount 14.00
Receipt Number - 129376
By,
BJ Endler

BRAZOS COUNTY,
On: Apr 01, 1999 at 03:00P

EXHIBIT "A"

p. 282

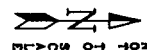
53435
00316

Attachment A

Koppe Bridge
Summary of Proposed
Zoning District Requirements

Zoning District C-B, Commercial Business, restrictions and regulations will apply for any regulations not expressly modified by the following Planned Development District guidelines.

- Permitted Uses: Restaurant.
- Building Height: The building height will be a maximum of 35 feet
- Setbacks: The setbacks shall be no less than those set forth by City of College Station ordinances for property in zoning District CB.
- Buffer Area: A natural vegetation buffer of 40 feet wide shall be maintained in its present condition on the south side of the property, (see Concept Plan) between the building and the residential neighborhood to the south (subject only to the provisions for parking set forth below).
- Parking: The parking shall be as set forth on the Concept Plan. The Concept Plan also sets forth an area for possible future development of parking spaces. Owner would also be entitled to construct parking in the buffer area, but only if and at such time as Highway 30 is widened, which widening deletes parking on the north side of the property as set out on the Concept Plan. Any parking space constructed in the future will meet City of College Station requirements.
- Access: Access shall be from State Highway 30 with two planned entrances.
- Building Elevations: See Concept Plan.
- Square Footage: See Concept Plan
- Noise: The sound level shall be maintained at such level as not to exceed the City of College Station ordinances pertaining to noise/sound. A separate volume control will be installed for control of exterior speakers.
- Light: Lighting in the parking lots and on the sides of the proposed building will be constructed and situated in a manner so that it is not directed toward the residential neighborhood to the south. Exterior lighting in the rear will be limited to residential type security lighting and landscape lighting.



M-1

STATE HWY 30 - HARVEY RD

A-0

COLLEGE STATION CITY LIMITS

VISTA LN

OUTSIDE CITY LIMITS

C-3

OUTSIDE CITY LIMITS

CITY LIMITS

200' NOTIFICATION AREA

A-0

STATE HWY 30 - HARVEY RD (To Huntsville>>>)

COLLEGE STATION CITY LIMITS

HARVEY HILLSIDES

STATE HWY 30 - HARVEY RD

City of College Station, Texas
PLANNING DIVISION

KOPPE BRIDGE BAR & GRILL

CASE:

99-123

REZONING FROM A-0 TO C-3

